



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION:	May 5, 2015
LAND USE NUMBER:	LUA15-000039, ECF, SP, MOD
PROJECT NAME:	Pointe Heron Filling, Excavation, and Grading Project
PROJECT DESCRIPTION:	The applicant, Pointe Heron LLC, is requesting a Fill and Grade Permit, SEPA Environmental Review, and a Modification to create a protected slope at 1101 SW Sunset Blvd (APN 132304-9010), also known as the Sunset Bluff property. The parcel is located between SW Sunset Blvd to the north, BNSF Railroad right-of-way and Black River Riparian Forest to the south, Sunpointe Townhomes Condominium to the east and Sunset View Apartments to the west. The project site proposed for filling, excavation and grading is roughly 14.12 acres of highly disturbed area that consists largely of bare ground and a few sapling trees less than 2” in caliper. The overall parcel totals 26.26 acres. The project site portion, as well as some of the rest of the overall parcel was graded as part of the previously planned Sunset Bluff Residential Subdivision. The parcel is zoned Light Industrial (LI). Construction access to the project will be through the Stoneway Black River Quarry property at 510 Monster Road SW.
The proposed fill and grade project will be completed in two phases. First, the applicant is proposing to fill the existing stormwater pond near the south edge of the site and create a new 1.5H:1V engineered fill slope along a portion of the south edge of the Pointe Heron LLC parcel in order to achieve a continuous top of slope elevation of approximately 128 feet. The second phase includes excavating and constructing a new permanent stormwater pond along the south portion of the toe of the existing slope that abuts SW Sunset Blvd’s south edge (i.e. the top of the new slope) and subsequently fill areas north of the buttress fill slope. The project will involve a net fill of 477,300 cubic yards. No wetlands or streams exist within the project development portion of the site. However, there are two Category 3 wetlands on the overall parcel along the south property line. Wetland A is a 258 SF wetland near the southwest corner of the parcel and Wetland B is a 6,078 SF wetland located just east of the project area. There is also an unnamed Class 4 stream that flows into Wetland B, approximately 100 feet west of the project area. The site is located near the Black River Riparian Forest, which contains critical habitat, a stream and wetlands. The site contains geological hazards including steep slopes, landslide hazards and erosion hazards. The applicant submitted a Geotechnical and Soil Engineering Report, a Wetland & Stream Delineation, a Technical Information Report, and 2014 Great Blue Heron & Wildlife Habitat Report.	
PROJECT LOCATION:	1101 SW Sunset Boulevard, Renton, WA 98057
PERMIT APPLICATION DATE:	April 27, 2015
NOTICE OF COMPLETE APPLICATION:	May 5, 2015
APPLICANT/PROJECT CONTACT PERSON:	Jimmy Blais / Pointe Heron, LLC / 5050 1 st Ave S, Ste 102 / Seattle, WA 98134 / 206-762-9125
Permits/Review Requested:	Environmental (SEPA) Review, Grade and Fill, Modification, Variance
Other Permits which may be required:	Construction Permit, Grading License
Requested Studies:	Geotechnical and Soil Engineering Report, Geotechnical Study, Technical Memorandum, Technical Information Report

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Pointe Heron Filling, Excavation and Grading Project / LUA15-000039, ECF, SP, MOD

NAME: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO.: _____

Location where application may be reviewed:

Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

PUBLIC HEARING:

Public hearing is tentatively scheduled for **July 21, 2015** before the Renton Hearing Examiner in Renton Council Chambers at 11:00 am on the 7th floor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW:

Zoning/Land Use:

The subject site is designated **COMP-EAV** on the City of Renton Comprehensive Land Use Map and **IL** on the City’s Zoning Map.

Environmental Documents that Evaluate the Proposed Project:

Environmental (SEPA) Checklist

Development Regulations Used For Project Mitigation:

The project will be subject to the City’s SEPA ordinance, **RMC 4-9-080** and other applicable codes and regulations as appropriate.

Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on May 19, 2015. This matter is also tentatively scheduled for a public hearing on July 21, 2015, at 11:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Clark H. Close, Associate Planner; Tel: (425) 430-7289; Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION



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City of
Renton

